



**Bartlein
& Company, Inc.**
Managers of Real Property

AUGUST, 2013
EUCALYPTUS GROVE HOMEOWNERS ASSOC.
7600 HOLLISTER - GOLETA

	CURRENT MONTH	% OF BUDGET	YEAR-TO-DATE	% OF BUDGET	ANNUAL BUDGET
BEGINNING BALANCE	5,000.00		3,945.20		
MAINT. FEES/ASSESSMENTS	71,372.45	8.7%	549,011.38	67.3%	816,240.00
LATE FEES	514.64	N/A	1,162.00	N/A	- 0 -
OTHER INCOME	150.00	N/A	410.00	N/A	- 0 -
TOTAL INCOME	72,037.09	8.8%	550,583.38	67.5%	816,240.00
CLEANING & JANITORIAL	1,731.00	13.3%	9,831.00	75.6%	13,000.00
ELECTRIC	1,650.56	7.9%	12,207.32	58.1%	21,000.00
LANDSCAPE MAINTENANCE	5,237.00	8.2%	41,592.00	65.0%	64,000.00
LANDSCAPE SUPPLY & EXTRAS	586.75	3.5%	17,964.43	105.7%	17,000.00
MANAGEMENT FEES	2,399.00	8.3%	19,192.00	66.7%	28,788.00
PAINTING & DECORATING	- 0 -	0.0%	- 0 -	0.0%	1,000.00
POOL MAINT & SUPPLIES	1,211.72	8.1%	8,517.76	56.8%	15,000.00
POOL HEATING (GAS)	487.49	6.1%	5,333.07	66.7%	8,000.00
REPAIRS & MAINTENANCE	7,976.25	16.0%	21,881.35	43.8%	50,000.00
RUBBISH REMOVAL	3,778.53	8.4%	29,385.15	65.3%	45,000.00
PATROL/ALARM SERVICES	- 0 -	0.0%	- 0 -	0.0%	2,500.00
SUPPLIES	134.40	2.2%	1,431.45	23.9%	6,000.00
WATER & SEWER	- 0 -	0.0%	9,753.08	39.0%	25,000.00
INSURANCE	- 0 -	0.0%	29,846.40	28.4%	105,000.00
PEST CONTROL	250.00	8.3%	2,313.78	77.1%	3,000.00
PROFESSIONAL FEES	(310.00)	-6.2%	1,470.00	29.4%	5,000.00
TELEPHONE EXPENSE	33.12	5.5%	282.77	47.1%	600.00
MISCELLANEOUS EXPENSE	104.50	3.5%	372.76	12.4%	3,000.00
OPERATING EXPENSES	25,270.32	6.1%	211,374.32	51.2%	412,888.00
RESERVE EXPENDITURES	7,890.43	2.7%	445,041.43	153.8%	289,300.00
TOTAL EXPENDITURES	33,160.75	4.7%	656,415.75	93.5%	702,188.00
CASH FLOW: Income-Expense	38,876.34	34.1%	(105,832.37)	-92.8%	114,052.00
INCOME TAX	- 0 -	0.0%	(1,004.00)	66.9%	(1,500.00)
TRANSFER TO RESERVE	(38,876.34)	33.1%	(107,718.83)	91.6%	(117,552.00)
TRANSFER FROM RESERVE	- 0 -	N/A	215,610.00	N/A	- 0 -
OTHER TRANSACTIONS	(38,876.34)	32.7%	106,887.17	-89.8%	(119,052.00)
CURRENT BALANCE	5,000.00		5,000.00		

BALANCE SHEET

AUGUST 31, 2013

(Unaudited)

EUCALYPTUS GROVES OWNERS' ASSOCIATION**ASSETS:**

	Operating Account			\$5,000.00
	Savings/Reserves:	Rate (%)		
MM	Community West Bank # 1502484	0.50	\$277,941.06	
10/3/13	CDARS/BB&T # 1015474099	0.08	50,000.00	
10/3/13	CDARS/BB&T # 1015475214	0.08	100,000.00	
11/21/13	CDARS/Umpqua Bank # 1015669507	0.11	70,000.00	
12/19/13	CDARS/Western Alliance # 1014679681	0.25	230,000.00	
9/19/13	CDARS/Banco Popular # 1015418571	0.08	200,000.00	
10/17/13	CDARS/Cole Taylor Bank # 1015538438	0.08	110,000.00	
10/17/13	CDARS/Banco Popular # 1015536299	0.08	100,000.00	
9/5/13	CDARS/Banco Popular # 1015365206	0.08	100,000.00	
1/0/00	Other # -----	0.00	0.00	
1/0/00	Other # -----	0.00	0.00	
1/0/00	Other # -----	0.00	0.00	
1/0/00	Other # -----	0.00	<u>0.00</u>	1,237,941.06
	Accounts Receivable:			
	Due From Unit Owners		19,957.88	
	Other Receivables		<u>0.00</u>	19,957.88

	TOTAL ASSETS			\$1,262,898.94
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LIABILITIES:

	Accounts Payable	\$36,000.00
	Prepaid Assessments	7,600.75

	TOTAL LIABILITIES	43,600.75

FUND BALANCES:

		1,219,298.19

	TOTAL LIABILITIES & FUND BALANCES	\$1,262,898.94
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Prepared by:



This report was prepared without audit. Balances in savings/reserve accounts are earning interest daily which may be estimated in calculating current balances. Balances in reserve may include funds in transit as of the date of this report.